

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
September 4, 2013
To be reported out September 11, 2013

NO. MA-160 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-13)
DOCUMENT # O2013-S99S

PASS AS AMENDED

Amendment of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code regarding transit-oriented development

NO. A-7913 (46th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4202

PASS AS AMENDED

Amendment of Section 17-3-S03-E of the Municipal Code by modifying segments of North Broadway and North Racine Avenue as pedestrian streets

NO. A-7931 (43rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-SS86

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OFFICE OF THE
CITY CLERK

Common Address: 2201-13 North Halsted Street

Applicant: Alderman Michele Smith

Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

NO. A-7929 (25th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-S600

Common Address: 947 West Cullerton Street

Applicant: Alderman Danny Solis

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-1 Residential Single-Unit (Detached House)

NO. A-7917 (23rd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-S437

PASS AS REVISED

Common Address: 3400-S8 West 63rd Street and 3401-S7 West 63rd Street

Applicant: Alderman Michael Zalewski

Change Request: Institutional Planned Development No. 832 to Institutional Planned Development No. 832, as amended

NO. A-7918 (23rd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-S436

Common Address: 3501-19 West 63rd Street
Applicant: Alderman Michael Zalewski
Change Request: B1-1 Neighborhood Shopping District, B3-2 Community Shopping District and Planned Development No. 832 to B3-3 Community Shopping District

NO. A-7927 (19th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5602

Common Address: 1706 West 95th Street
Applicant: Alderman Matt O'Shea
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

NO. A-7926 (11th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5599

Common Address: 622 West 37th Street
Applicant: Alderman James Balcer
Change Request: B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-7925 (9th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5598

Common Address: 11113 South Michigan Avenue
Applicant: Alderman Anthony Beale
Change Request: B1-3 Neighborhood Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7924 (1st WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5596

Common Address: West Cortland Street and North Drake Avenue (Please see ordinance for the area bounded by)
Applicant: Alderman Joe Moreno
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

NO. 17785 (47th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5515

Common Address: 1632-36 West Belmont Ave

Applicant: David Somsky

Owner: Belmont I LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: To obtain a Packaged Goods License and establish a craft beer and wine store within the existing vacant retail space on the ground floor (760 SF); existing retail clothing store (760 SF) to remain; existing dwelling units above to remain; existing height - 4-story, no change.

NO. 17786-T1 (47th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5516

Common Address: 2206-2208 West Lawrence

Applicant: Oxford Lawrence LLC (John Livaditis)

Owner: Oxford Lawrence LLC (John Livaditis)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The now vacant property will be developed with a new four-story building containing one (1) retail unit and two (2) business live/work units at grade, and 21 dwelling unit above. The proposed building will be masonry in construction and 48'-8" in height. There will be 23 garage parking spaces located at the rear of the building.

NO. 17782 (43rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5512

Common Address: 2417-2433 North Clark Street

Applicant: GMS Clark LLC (See application for list of LLC members)

Owner: GMS Clark LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

Purpose: 2-story brick building with 44,491 sq. ft of retail shops and restaurant (4,270 sq ft) on the first floor with no designated parking, indoor parking behind the retail shops and on the second floor.

NO. 17787 (43rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5517

Common Address: 2219 N Fremont

Applicant: ATG Trust Company Land Trust No. TH00259

Owner: ATG Trust Company Land Trust No. TH00259

Attorney: Chico & Nunes

Change Request: RM4.5 Residential Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property was rezoned on September 12, 2012 in order to bring the existing enclosed terrace, located on the third floor of the existing single family home, into compliance with the Chicago Zoning Ordinance in regards to floor area ratio (FAR) (existing FAR is 4,893 sq. ft.) and height (existing height is 41.8'). The Applicant has secured the proper building permit and pursuant to its agreement with the local community, filed the current zoning amendment application requesting that the subject property be amended to its original RT4 Residential Two-Flat, Townhouse & Multi-Unit District

NO. 17783 (33rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5513

Common Address: 3000 North California

Applicant: Gre Dor, LLC (Dorel Ardelean)

Owner: Gre Dor, LLC (Dorel Ardelean)

Attorney: Paul Kolpak

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: Three residential unit masonry dwelling building, with three outdoor parking spaces, the building height 45 Ft.

NO. 17774-T1 (32nd WARD) ORDINANCE REFERRED (7/24/13)

DOCUMENT # O2013-5504

Common Address: 2723 North Maplewood Ave
Applicant: Baum Acquisitions (David and Douglas Baum)
Owner: Nick and Rachel Kraska
Attorney: Rolando Acosta
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-1 Neighborhood Mixed-Use District
Purpose: Existing building will demolished and the property will be developed with a surface parking lot containing 11 spaces to be used as non-required accessory parking.

NO. 17779-T1 (25th WARD) ORDINANCE REFERRED (7/24/13)

DOCUMENT # O2013-5509

PA55 A5 AMENDED

Common Address: 1116-1132 West Adams Street
Applicant: CA IV LLC (See application for list of LLC members)
Owner: 1130 W Adams Holdings LLC
Attorney: Jessica Schramm of Thomas Coburn
Change Request: DR-3 Downtown Residential District to DX-S Downtown Mixed-Use District
Purpose: The applicant seeks to construct a 6-story residential building providing a total of 50 units with 81 on-site accessory parking spaces

NO. 17778 (22nd WARD) ORDINANCE REFERRED (7/24/13)

DOCUMENT # O2013-5508

Common Address: 3601 West 31st Street
Applicant: Montreal Investment Properties L.P. (Margaret, Annette, Robert, Manuel, Steve and Adam Montreal)
Owner: Montreal Investment Properties L.P. (Margaret, Annette, Robert, Manuel, Steve and Adam Montreal)
Attorney: Jessica Schramm/ Bernie Citron of Thomas Coburn
Change Request: Planned Development 1118 to C1-2 Neighborhood Commercial District
Purpose: Laundromat less than 15,000 sq.ft

NO. 17747 (11th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4162

PASS AS AMENDED

Common Address: 3405 South Parnell Ave
Applicant: Mary Jean Chan, Erica Chan, and James Chan
Owner: Mary Jean Chan
Attorney: Richard Toth
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District
Purpose: One dwelling unit residential home.

NO. 17784-T1 (9th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5514

Common Address: 11139-41 South Michigan Avenue
Applicant: James P Farrey
Owner: Jewish Federation of Metropolitan Chicago
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District
Purpose: Retail sales; approximately 8,500 square feet; two story existing building, no change; no existing parking

NO. 17777 (9th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5507

PASS AS REVISED

Common Address: 720 East 111th Street and other property within the boundaries of Business Residential Institutional Planned Development No 1167
Applicant: North Pullman 111th Inc. (See application for list of LLC members)
Owner: North Pullman 111th Inc. (See application for list of LLC members)
Attorney: DLA Piper (David Reifman & Mariah DiGrino)
Change Request: Business Residential Institutional Planned Development No 1167, to Business Residential Institutional Planned Development No 1167, as amended

Purpose: The Applicant seeks this amendment to allow construction of an industrial facility in Sub-Area C, consisting of approximately 150,000 square feet, with a rooftop greenhouse, wind turbine, and approximately 29 parking spaces, and to allow commercial and manufacturing uses in Sub-Area H, all as set forth in more detail in the accompanying application documents.

NO. 17775 (1st WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5505

Common Address: 1341-134S West Ancona

Applicant: 1341 W Ancona, Inc (Irina Druk)

Owner: 1341 W Ancona, Inc (Irina Druk)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The now vacant property will be divided and developed with two (2) new single family homes. The proposed homes will consist of frame and masonry construction. Each home will be 28'-10" in height. Each home will provide two (2) garage parking spaces accessed at the front of each lot (both lots are landlocked with no alley access).

NO. 17772-T1 (1st WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4962

Common Address: 184S North St. Louis

Applicant: 76 Properties LLC (Jorge Sanchez and Alejandro Gonzalez)

Owner: 76 Properties LLC (Jorge Sanchez and Alejandro Gonzalez)

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-S Multi Unit District

Purpose: S New 3 story (33.1' high) residential Townhomes approximately 1,973 s.f. per unit and a S car garage

LARGE SIGNS OVER 100 SQUARE FEET OR 24 FEET ABOVE GRADE

Business ID Signs

Doc#	Ward	Location	Sign Company
Or2013-505	40	5950 N Western	White Way Sign

Substituted Business ID Signs

Doc#	Ward	Location	Sign Company
O2013-5530	43	2001 N Clybourn Ave	Van Bruggen Signs, Inc PASS AS AMENDED

Off Premise Advertising Signs

Doc#	Ward	Location	Sign Company
Or2013-454	11	3014 S Wentworth Avenue	Lamar Advertising
Or2013-461	44	3411 N Halsted St	Outdoor Impact Inc.

Off Premise Advertising Signs Introduced by the Clerk

Doc#	Ward	Location	Sign Company	
Or2013-405	32	2200 N Ashland Ave	Lincoln Services	DO NOT PASS